

Association of

Edmonton

REALTORS® Association of Edmonton

2020 Chair



Thank you!

Jennifer Lucas

Outgoing Directors



Michael Brodrick
2020 Past Chair



Chelsea McLachlan









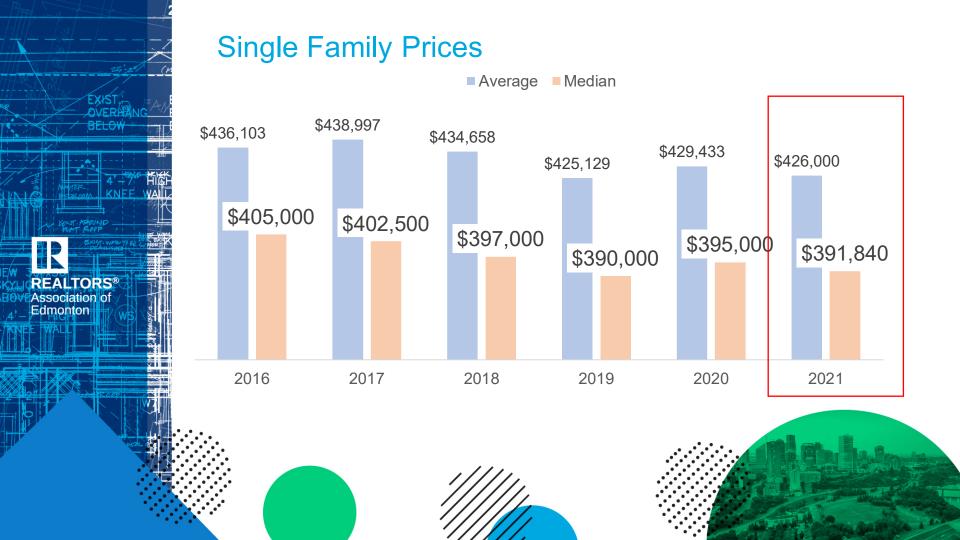
REALTORS® Association of Edmonton

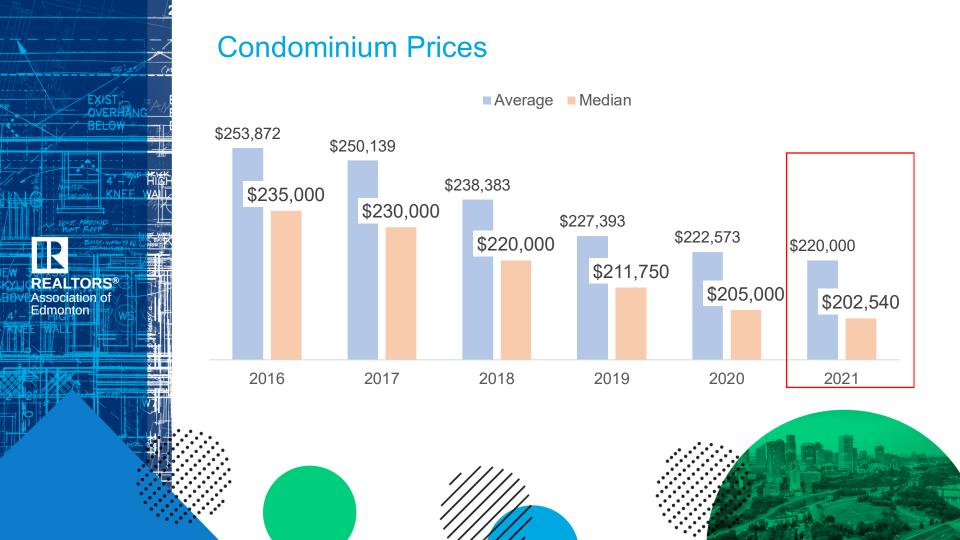
2021 Price Trends

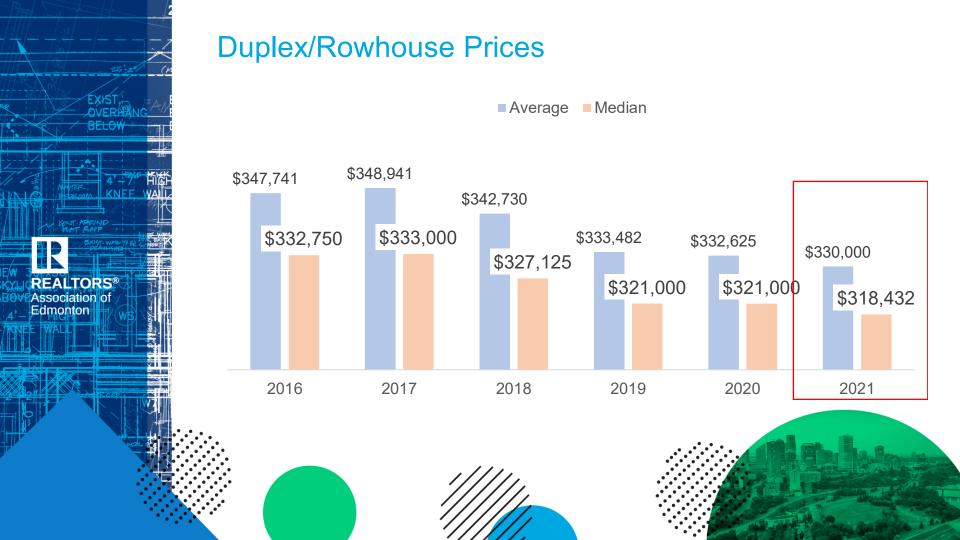
Avg Prices	2020	2021	%
Single Family	\$429,433	\$426,000	-0.8%
Condo	\$222,573	\$220,000	-1.2%
Duplex	\$332,625	\$330,000	-0.8%











All Residential Prices Average Median \$376,771 \$375,791 \$371,748 \$365,638 \$363,000 \$360,278 \$357,000 \$350,000 \$348,000 \$354,500 \$345,564 REALTORS® \$342,000 Association of Edmonton 2016 2017 2018 2019 2020 2021

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2021 Sales Trends

Unit Sales	2020	2021	%
Single Family	10,804	10,300	-4.7%
Condo	3,814	3,640	-4.6%
Duplex	2,049	2,000	-2.4%



Single Family Sales 12,000 **BELOW** 10,887 10,853 10,804 11,000 10,455 10,307 10,300 REALTORS® Association of Edmonton 10,000 9,000 2016 2017 2018 2019 2020 2021

Condominium Sales 5,000 BELOW 4,491 4,483 4,180 4,124 4,000 REALTORS® Association of Edmonton 3,000 2016 2017 2018 2019

3,814

2020

3,640

2021

Duplex/Rowhouse Sales 3,000 BELOW 2,049 2,000 2,000 1,837 1,744 1,752 1,662 REALTORS® Association of Edmonton 1,000 2016 2017 2018 2019 2020 2021

All Residential Sales 18,000 BELOW 17,539 17,399 17,036 17,000 16,611 16,549 16,350 REALTORS® Association of Edmonton 16,000 15,000 2016 2017 2018 2019 2020 2021

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2021 Listings Trends

Listings	2020	2021	%
Single Family	17,094	17,000	-0.5%
Condo	9,267	9,060	-2.2%
Duplex	3,113	3,050	-2.0%





Single Family Listings 22,000 BELOW 20,697 20,000 19,100 18,878 18,317 18,000 17,094 17,000 REALTORS® Association of Edmonton 16,000 14,000 2016 2017 2018 2019 2020 2021

Condominium Listings 14,000 BELOW 12,000 11,131 10,657 10,412 10,000 9,267 9,172 9,060 REALTORS® Association of Edmonton 8,000 6,000 2020 2016 2017 2018 2019 2021

Duplex/Rowhouse Listings 5,000 4,000 3,294 3,212 3,113 3,050 3,026 2,900 3,000 REALTORS® Association of Edmonton 2,000 1,000 2016 2017 2018 2019 2020 2021

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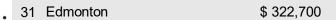
Predictions Summary

	Single Family	Condo	Duplex
Average Prices	-0.8%	-1.2%	-0.8%
Sales	-4.7%	-4.6%	-2.4%
Listings	-0.5%	-2.2%	-2.0%



National MLS® HPI Benchmark Prices*

	Canada	
1	Oakville-Milton	\$ 1,155,300
2	Greater Vancouver	\$ 1,044,000
3	Lower Mainland	\$ 985,900
4	Mississauga	\$ 960,600
5	Greater Toronto	\$ 902,500
6	Fraser Valley	\$ 878,100
7	Hamilton Burlington	\$ 735,300
8	Victoria	\$ 730,200
9	Guelph & District	\$ 658,200
10	Kitchener-Waterloo	\$ 612,400
11	Cambridge	\$ 609,600







Historically Low Interest Rates Continue Interest rates posted for selected products by the major chartered banks Weekly Wednesday, rates in percentage Q Show all 4.5 2.0 2015 Onventional mortgage - 1-year Conventional mortgage - 3-year Conventional mortgage - 5-year Prime rate Source: Bank of Canada

Single Family Unit Sales

+ 9.2% Sherwood Park

+ 9.5% Spruce Grove

+15.2% Beaumont

+22.3% Fort Saskatchewan

Central Edmonton Highrise Condos

- 24% Sales Drop

- 6.4% Average Price Drop